

# RESIDENTIAL CERTIFYING SPECIALISTS

## TRADING AS PAUL PEARCE

ACCREDITED CERTIFIER

BUILDING SURVEYOR

PRINCIPAL CERTIFYING AUTHORITY

PO BOX 547 WEST RYDE NSW 1685

PH: 9807 6823. FAX: 9807 6791. EMAIL: pwpearce@tpg.com.au



2<sup>ND</sup> MAY 2016

GENERAL MANAGER  
PITTWATER COUNCIL  
PO BOX 882  
MONA VALE NSW 1660

**Re: 136 AVALON PARADE, AVALON BEACH D/A N0317 / 14**

Please find enclosed a copy of the approved Interim Occupation Certificate, and the required lodgment fee for the above property.

Should you require further assistance in this matter please contact the undersigned.

Yours sincerely

A handwritten signature in dark ink, appearing to read "Pearce".

Paul Pearce

\$36

PRVC

Rec: 394593

Consultancy Services for all Building and Development Requirements

Telephone: 0419 858 222

PO BOX 547, WEST RYDE NSW 1685

Facsimile: 9807 6791

# INTERIM OCCUPATION CERTIFICATE.

ISSUED UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979  
SECTIONS 109C(1)(b), 81A(2) AND 81A(4)

## APPLICANT

Name **MARIE & MATTHEW McLEOD**  
Address: **136 AVALON PARADE**  
**AVALON BEACH NSW 2107**

## DEVELOPMENT APPLICATION

Development Consent No: **NO317 / 14**  
Date of Determination: **21 OCTOBER 2014**

## CONSTRUCTION CERTIFICATE

Construction Certificate: **CC / 054 / 15** **CC / 054 / 15 / 2**  
Date of Determination: **03 MARCH 2015** **18 MARCH 2015**

## SUBJECT LAND DETAILS

Address: **136 AVALON PARADE, AVALON BEACH**

## BUILDING DETAILS

The building classification: **1A, 10B**  
Description: **NEW SINGLE DWELLING INCLUDING A NEW POOL AND DRIVEWAY.**  
**CERTIFICATES REQUIRED.**

## DOCUMENTS VIEWED

\* Copy of the Development Consent

- Copy of the Construction Certificate

## MANDATORY INSPECTIONS PERFORMED:

**03.03.15 PRE COMMENCEMENT**  
**18.05.15 SLAB**  
**03.09.15 FRAMES**  
**03.12.15 POOL STEEL**  
**30.03.16 WATERPROOFING & POOL FENCE**  
**12.04.16 STORMWATER, POOL FENCE & FINAL**



**CERTIFICATES SUPPLIED & ATTACHED**

**SMOKE DETECTOR & ELECTRICAL CERTIFICATE SUPPLIED BY LINCEN ELECTRIC SERVICES P/L**  
**WATERPROOFING CERTIFICATE SUPPLIED BY STAYCLEAN COATINGS**  
**TERMITE CERTIFICATE SUPPLIED BY MERIDIAN PEST MANAGEMENT**  
**GLAZING CERTIFICATES SUPPLIED BY BRADNAMS WINDOWS AND DOORS P/L & SILVER STONE HARDWARE P/L**  
**STRUCTURAL ENGINEER CERTIFICATES SUPPLIED BY STRUTTER CONSULTING ENGINEERS**  
**STORMWATER CERTIFICATE SUPPLIED BY BULLETPROOF PLUMBING**  
**CERTIFICATION OF POOL BACKWASH CONNECTED TO SEWER SUPPLIED BY OUTSIDE SIGNATURES P/L**  
**ACOUSTIC REPORT FOR POOL FILTER SUPPLIED BY QUIET**  
**SURVEY REPORTS SUPPLIED BY STRUTTER SURVEYING**  
**ALL WORKS BUILT IN ACCORDANCE WITH AS 1684 SUPPLIED BY M.RYAN-NBS FRAME & TRUSS AND HORST LUECKL-G.J.GARDNER HOMES**  
**INSULATION CERTIFICATE SUPPLIED BY BRADFORD**  
**BASIX COMPLIANCE CERTIFICATION SUPPLIED BY G.J.GARDNER HOMES**  
**POOL FENCE COMPLIANCE CERTIFICATE SUPPLIED BY PAUL PEARCE**

**INTERIM OCCUPATION CERTIFICATE**

**Approved / refused:**

**APPROVED**

**Date of Determination: 02 MAY 2016**

**Occupation Certificate No: IOC/ 089 / 2016**

**Certificate Details:**

**PAUL PEARCE** certifies that he has been appointed as the Principal Certifying Authority under section 109E of the Environmental Planning & Assessment Act

**A Development Consent is in force with respect for the building.**

**A Construction certificate has been issued with respect to the plans and specifications for the building**

**The building is suitable for occupation for use in accordance with its classification under the Building Code of Australia.**

**All work has been completed substantially in accordance with the approved D/A and CC.**

**The health and safety of the occupants have been taken into consideration**

**PRINCIPAL CERTIFYING AUTHORITY**

**Certifying Authority:**

**PAUL PEARCE  
PO BOX 547  
WEST RYDE NSW 1685**

**Accreditation No:**

**BPB 0322**

**SIGNATURE**



*Linc Em*

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**Electrical Services Pty Ltd**

Ph: 02 4369 0500 • Fax: 02 4369 0800 • Mobile: 0414 797 135

Email: [lincemeletrical@gmail.com](mailto:lincemeletrical@gmail.com) • Lic No. 151109C

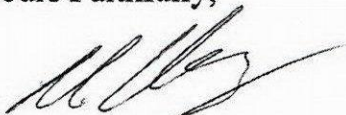
PO Box 6379 Kincumber NSW 2251 • ABN 64 104 734 278

**Re: 136 AVALON PDE AVALON BEACH**

Please note that the smoke detectors installed at the above address are connected to 240 volt supply and are provided with a 9 volt battery for back up.

The detector installed is SSL approved. Certificate No. 285 List No. 562  
It complies with the Building Code of Australia 3.7.2 The detector has a certificate of suitability to comply with AS3786/1993 and has been issued with a notification of electrical work under AS3000 requirements.

Yours Faithfully,



Mark Hedley  
Director



# CERTIFICATE OF COMPLIANCE – ELECTRICAL WORK

Customer COPY

CERTIFICATE NO: 2740129

## CUSTOMER DETAILS

|              |                                |          |      |
|--------------|--------------------------------|----------|------|
| Name         | G.S. GARDNERS HOMES            |          |      |
| Site Address | 136 ANACOU PARADE AVALON BEACH |          |      |
| Cross Street |                                | Postcode | 2107 |

Telephone Contact

0414 797135

Meter No:

NMI (Mandatory)

## INSTALLATION WORK DETAILS Indicate the type of installation and types of work performed under this Notice

|                      |                                                 |                                       |                                         |                                    |                                           |
|----------------------|-------------------------------------------------|---------------------------------------|-----------------------------------------|------------------------------------|-------------------------------------------|
| Type of Installation | <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Commercial   | <input type="checkbox"/> Industrial     | <input type="checkbox"/> Rural     | <input type="checkbox"/> Other            |
| Special Conditions   | <input type="checkbox"/> over 100 amps          | <input type="checkbox"/> High Voltage | <input type="checkbox"/> Hazardous Area | <input type="checkbox"/> Generator | <input type="checkbox"/> Unmetered Supply |

## CERTIFICATE MUST BE ISSUED TO THE CUSTOMER FOR ALL ELECTRICAL WORK

Work of the following type must ALSO be notified to the ELECTRICITY DISTRIBUTOR (DNSP)

- |                                                                                            |                                                         |
|--------------------------------------------------------------------------------------------|---------------------------------------------------------|
| <input checked="" type="checkbox"/> New Installation                                       | <input type="checkbox"/> Network connection or metering |
| <input type="checkbox"/> Additions or alterations to a switchboard or associated equipment | <input type="checkbox"/> Defect Rectification No:       |

## DETAILS OF EQUIPMENT

Describe the equipment and estimate load increase of the work affected by this Notice.  
If insufficient space attach separate sheets.

| EQUIPMENT                                                       | RATING        | No. | PARTICULARS OF WORK                                                                      |
|-----------------------------------------------------------------|---------------|-----|------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Switchboards                | 100A          | 1   |                                                                                          |
| <input checked="" type="checkbox"/> Circuits                    | 10 + 20 + 32A | 12  |                                                                                          |
| <input checked="" type="checkbox"/> Lighting                    | 10A           | 91  | + 2 x 210W FAN/LIGHT + 2 x SMOKE DETECTORS                                               |
| <input checked="" type="checkbox"/> Socket-outlets              | 10A           | 39  |                                                                                          |
| <input checked="" type="checkbox"/> Appliances                  | 16A + 25A     | 2   | WALL OVEN + COOK TOP                                                                     |
| Estimated increase in load A/ph                                 |               |     | <input type="checkbox"/> Increased load is within capacity of installation/service mains |
| <input checked="" type="checkbox"/> Work is connected to supply |               |     | <input type="checkbox"/> Work is not connected to supply pending inspection by DNSP      |

The work has been carried out  
or supervised by:

SIMON TAYLOR

Licence No:

267200C

## TEST REPORT

Indicate the relevant tests and checks that have been performed on the work.

If test records are provided attach as separate sheets.

|                                                                        |                                                                                                         |
|------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Earthing system integrity $\Omega$ | <input checked="" type="checkbox"/> Residual current device operation                                   |
| <input checked="" type="checkbox"/> Insulation resistance $M\Omega$    | <input checked="" type="checkbox"/> Visual check that installation is suitable for connection to supply |
| <input checked="" type="checkbox"/> Polarity                           | <input checked="" type="checkbox"/> Stand-alone power system complies with AS 4509                      |
| <input checked="" type="checkbox"/> Correct circuit connections        | <input checked="" type="checkbox"/> Fault loop impedance (if necessary)                                 |

I confirm that I have carried out the above tests and visually checked that the installation work described in this Certificate complies with AS/NZS 3000 and is suitable for its intended use.

Name:

SIMON TAYLOR

Licence No:

267200C

Signature:



Date of Testing:

14-03-2016

## CERTIFICATION

I, the Electrical Contractor give notice to the Customer and (Name of DNSP or OFT), that the work described in this Certificate has been completed in accordance with the Electricity (Consumer Safety) Regulation 2006

Name:

LINCEN ELECTRICAL SERVICES

Licence No:

151109C

Signature:



Date of Notice:

14-03-2016

Address:

PO BOX 6379 KILCUMBER 2251

Telephone No.  
or Other Contact

0414 797135

## ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected  
by:

Date

Comments:



230107  
MCLEOD

**Stayclean Coatings**

ABN 27 637 493 366

105 Rose Avenue

Wheeler Heights NSW 2097

Phone: 02 9982 9483

Fax: 02 9981 7075

Mobile: 0417 432 430

**Stayclean Coatings**

**Warranty**

G.J.Gardner Homes P/L Sydney North

136 Avalon Parade Avalon

Re: Waterproofing

Stayclean Coatings interior/exterior licence 130687C certify that waterproofing in accordance with AS3740 was completed by us to the following areas:

Bathroom - ensuite - laundry

If kept in original state a six year warranty against water penetration to other areas applies.

Warranty date starts: 28<sup>th</sup> January 2016

Gordon Simpson

Manager

Waterproofing ♦ Concrete Sealing ♦ Epoxy Coatings

RECEIVED  
1/2/16



**CERTIFICATE OF INSTALLATION**  
in accordance with AS 3660.1-2000

**New Construction – Part A**

Note: The term treated zone used in this document refers to liquid termiticides when used to form part of a termite management system(s) referred to in AS3660.1-2000 as "Termite Barrier Systems".

Builder: **GJ Gardner Homes North**

Certificate # **39187**

Owner:

Site Address: Lot No: \_\_\_\_\_ Street No: **136** Unit No: \_\_\_\_\_  
Street: **Avalon Pde**  
Suburb: **Avalon Beach** Post Code: **2107**

**Termite Management System(s) Installed**



**Physical Barrier:**

**Meridian Termite Collar**

Areas Treated:

**Pipes**

**(without limitations)**

Method:

**Not Applicable**

No. Treated:

**14**



**Other Barrier:**

**Non Applicable**

Areas Treated:

**Non Applicable**

**(Non Applicable)**

Method:

**Non Applicable**

No. Treated:



**Liquid Termiticide Barrier:**

**Non Applicable**

Areas Treated:

**Non Applicable**

**(with limitations)**

Using the liquid termiticide:

**Non Applicable**

Concentration used:

**%**

Containing active constituent:

**Non Applicable**

Total volume used:

**litres**

The above system(s) **are not** integrated with each other.

The system(s) **are** integrated with the concrete poured by the builder to form the termite barrier.

**The resulting Single termite management system(s) is a complete barrier or zone.**

**Durable Notice:** **will be fixed to meter box on part b installation**

A qualified Timber Pest Inspector must inspect the building and its surrounds at least every twelve (12) months. More frequent inspections may be required in high termite areas.

**It is strongly recommended by the Australian Standard AS 3660.2 that more frequent inspections (3 to 6 monthly) should be carried out.**

Termiticide Barriers and/or treated zones degrade (break down) over time and should be replenished in the future. After one of the required regular inspections of the property, the inspector may advise you of the need to re-install the Treated Zone or Liquid Termiticide Barrier.

We **strongly recommend** an inspection prior to the installation of gardens, paths, lawns and other landscaping and again on completion of this work to ensure that this work does not breach any termite management system installed or allow concealed termite entry to the property. Failure to conduct an inspection on completion of landscaping and concreting works may result in loss of warranty should the barrier be breached.

If the above barrier(s) and/or treated zone(s) is/are integrated with the concrete then the concrete forms an integral part of the termite management system to this structure. In this case, the Builder should be asked for a Certificate from the concrete firm that the concrete has been poured in accordance with AS 3600 or AS2870-1996 and amendments.

**If the barrier or zone is not complete or has limitations, further work may be required as partial barriers and/or treated zones are not effective and may allow undetected Termite entry.** You should consult with the builder. See the limitations below.

If you become aware of any activity **do not disturb the termites** in any way. You should notify this firm as soon as possible. Please contact us if ever you have any concerns about Termites or the effectiveness of the Termite Management System(s) installed.



|                     |                                                                                                                                                                                                                                                                                    |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Limitations:</b> | <ul style="list-style-type: none"><li>• The system is limited to the areas of installation only.</li><li>• Lots with zero boundaries, where the building development is permitted up to the property boundary, the system will be limited to exclude any boundary lines.</li></ul> |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Installation Firm: Meridian Pest Management

Signed:

Address: PO Box 5989, Minto

Installed By:

Phone: 02 9829 1655

Lic No:

Date Installed: 14<sup>th</sup> Day of May 2015

Blake Jordan

PMT-15-101189-001

**FREQUENT INSPECTIONS ARE VERY IMPORTANT.** Termite Management Systems do not kill off or stop termites. The barriers and treated zones are installed to prevent concealed access only. The barriers and/or treated zones are designed to force the termites into the open. Thus the mud tubes that they use to gain access may be seen during inspections. For this reason such inspections should be carried out at least annually. A Termite treatment in accordance with AS 3660.2-2000 can then be carried out to eradicate the termites.

#### **TERMS AND CONDITIONS**

**DISCLAIMER OF LIABILITY TO THIRD PARTIES:** - Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this Certificate of Installation. Any third party acting or relying on this Certificate of Installation, in whole or in part, does so entirely at their own risk. This disclaimer does not apply to persons responsible for Building Approvals.

1. Prior to the site being prepared the builder should have ensured that all termite activity found was eradicated in accordance with AS3660.1-2000. Prior to work commencing, the builder should have arranged for a qualified licensed person to inspect the site to investigate and eradicate all economically important termite nests found. The failure to have this inspection carried out may mean that termite nests may not have been found and eradicated and may still be active under the construction. See clauses 3 and 10 below.

2. The effectiveness of this installation is dependent upon the provision of a complete (full) termite management system being installed in accordance with AS 3660.1-2000 using approved termiticides, systems and/or products. If the system(s) are disturbed, breached or bridged then concealed entry by subterranean termites is possible.

3. No liability is accepted for any failure of a termite management system and this firm warrants only to provide such remedial action as may be necessary during the first 12 months from the date of this Certificate. No such warranty is provided if there are limitations listed on this Certificate or if the system is an incomplete barrier or treated zone or if the builder has not arranged for the termite eradication in clause 1 above.

4. The barrier(s) and/or treated zone(s) installed, as detailed on this Certificate and in the diagram, provide a barrier against subterranean termites only. The barrier or treated zone is not a barrier against any other pest(s) and in particular does not provide any barrier against "drywood (KALOTERMITIDAE) or dampwood termites.

**5. No responsibility is accepted, or warranty implied, for any termite damage that may occur as the result of termite activity, either past, current or in the future.**

6. The termite management system(s) can be rendered ineffective due to building alterations, renovations, additions (pergolas, awnings, verandas etc), introducing infested materials, timber offcuts, wood chips and formwork left on site, materials stored against the building. External barriers and/or treated zones can be destroyed by the installation of lawns, gardens, pathways, landscaping etc adjacent to the building. When making such changes you should first contact this firm. Where such changes are made a further termite barrier installation and/or treated zone is essential.

7. When installing paths, lawn, gardens etc it is very important not to cover air vents or weep holes. If the slab edge is exposed by 75 mm to form part of the termite management system then it is equally important not to cover the slab edge unless another form of barrier and/or treated zone is installed. Again contact this firm before carrying out any such covering. Where such changes are made a further termite barrier and/or treated zone installation is essential.

8. Do not use untreated timbers for garden edges or retaining walls. Untreated timber attracts termites.

9. Good ventilation and drainage are important, as poor ventilation and drainage greatly increases the risk of termite attack.

10. This firm takes NO RESPONSIBILITY for the concealed entry by termites resulting from poor building design or poor building practices.

**11. It is the building owner's responsibility to ensure that the inspections, recommended in AS 3660.2-2000, are performed.** Please contact this firm.



Telephone: 02 9829 1655

Web: [www.meridianpest.com.au](http://www.meridianpest.com.au)

Email: [sales@meridianpest.com.au](mailto:sales@meridianpest.com.au)



#### **VERY IMPORTANT**

If you become aware of the presence of termites within the grounds or on or within the building you should contact this firm or another termite management firm immediately. You should also notify this firm if you become aware that the installed barrier and/or treated zone has been breached or bridged in any way.

The Australian Standard recommends that inspections be carried out by a suitably qualified person, at intervals no greater than 12 months and where timber pest "pressure" is greater, this interval should be shortened. Inspections WILL NOT stop infestation of timber pests; however, the damage which may be caused will be reduced when the infestation is found at an early stage. Termites can build around termite management systems; but can be detected during the recommended inspections.

Modern termiticides have a limited life expectancy. The liquid termiticide barrier and/or treated zones will need to be re-installed. The timing can only be determined by regular, competent inspections as recommended by AS 3660.2-2000 and carried out by a qualified experienced termite inspector competent in Unit 8 "Inspect and Report on Timber Pests" of the National Pest Management Competency Standards or equivalent.

**IMPORTANT INFORMATION:** Termite management systems installed during construction of the building are designed to discourage termites from gaining concealed entry to the property. Termite management systems may be bridged by termites, however the evidence of the termite entry will normally be evident to the inspector. A treatment in accordance with AS 3660.2-2000 to eradicate such an infestation will be required.



**CERTIFICATE OF INSTALLATION**  
in accordance with AS 3660.1-2000  
Post Construction – Part B

Builder: **GJ Gardner Homes North**

Certificate # **39441**

Owner:

Site Address: Lot No: **136** Street No: Unit No:  
Street: **Avalon Parade**  
Suburb: **Avalon Beach** Post Code: **2107**

**Termite Management System(s) Installed**

|                                     |                                    |                               |                                                       |
|-------------------------------------|------------------------------------|-------------------------------|-------------------------------------------------------|
| <input type="checkbox"/>            | <b>Liquid Termiticide Barrier:</b> | <b>Non Applicable</b>         |                                                       |
|                                     | Areas Treated:                     | <b>Non Applicable</b>         | (with limitations)                                    |
|                                     | Using the liquid termiticide:      | <b>Non Applicable</b>         | Concentration used: %                                 |
|                                     | Containing active constituent:     | <b>Non Applicable</b>         | Total volume used: litres                             |
|                                     | Method:                            |                               | No. Treated                                           |
| <input checked="" type="checkbox"/> | <b>Physical Barrier:</b>           | <b>Physical Sheet Barrier</b> |                                                       |
|                                     | Areas Treated:                     | <b>Non Applicable</b>         | (with limitations) Volume: <b>59.20</b> lineal metres |
| <input type="checkbox"/>            | <b>Other Barrier:</b>              | <b>Non Applicable</b>         |                                                       |
|                                     | Areas Treated:                     | <b>Non Applicable</b>         | (with limitations) Volume: lineal metres              |
|                                     | Amount:                            |                               |                                                       |

The above system(s) **are** integrated with each other.

The system(s) **are not** integrated with the concrete poured by the builder to form the termite barrier.

**The resulting Single termite management system(s) is a complete barrier or zone.**

**Durable Notice:** Has been placed in the meter box

A qualified Timber Pest Inspector must inspect the building and its surrounds at least every twelve (12) months. More frequent inspections may be required in high termite areas.

**It is strongly recommended by the Australian Standard AS 3660.2 that more frequent inspections (3 to 6 monthly) should be carried out.**

Termiticide Barriers and/or treated zones degrade (break down) over time and should be replenished in the future. After one of the required regular inspections of the property, the inspector may advise you of the need to re-install the Treated Zone or Liquid Termiticide Barrier.

We **strongly recommend** an inspection prior to the installation of gardens, paths, lawns and other landscaping and again on completion of this work to ensure that this work does not breach any termite management system installed or allow concealed termite entry to the property. Failure to conduct an inspection on completion of landscaping and concreting works may result in loss of warranty should the barrier be breached.

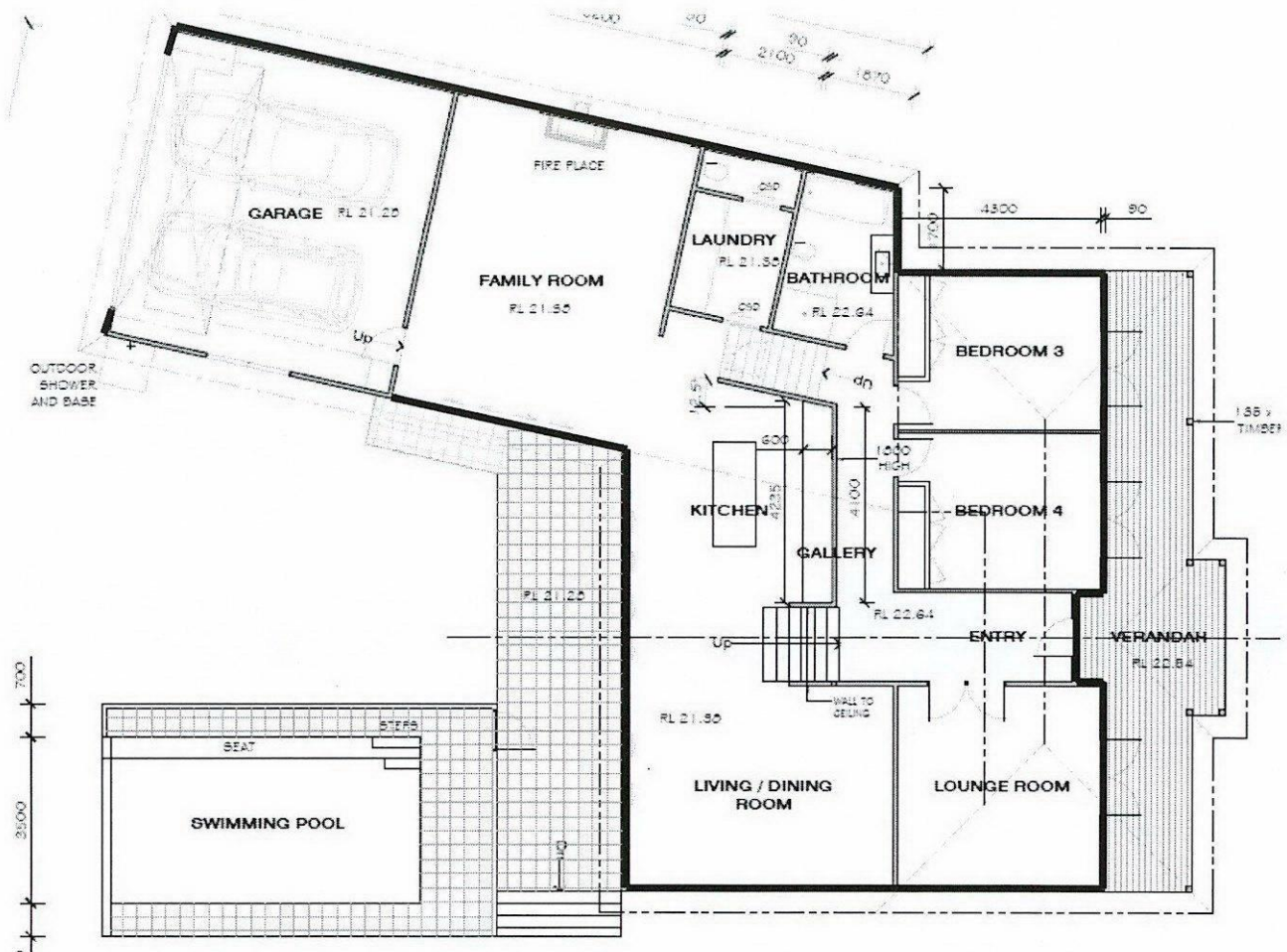
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If you become aware of any activity **do not disturb the termites** in any way. You should notify this firm as soon as possible. Please contact us if ever you have any concerns about Termites or the effectiveness of the Termite Management System(s) installed.



**Site Diagram:** – Show all Construction joints, penetrations, cavity installations and back filled/Internal/ walls treated at the property (include all relevant information ).



|                     |                                                                                                                                                                                       |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Limitations:</b> | The system is limited to the areas of installation only                                                                                                                               |
| <b>Retic Only:</b>  | Lots with zero boundaries, that is where the building development is permitted up to the property boundary, the system will be limited to the perimeter excluding any boundary lines. |

**Certification:** This document certifies that the termite management system described in this certificate has been installed in accordance with Australian Standard AS 3660.1-2000.

Installation Firm: Meridian Pest Management

Signed:

Address: PO Box 5989, Minto

Installed By:

Phone: 02 9829 1655

Lic No:

Date Installed: 2<sup>nd</sup> Day of June 2015

Blake Jordan

PMT-15-101189-001



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#### **TERMS AND CONDITIONS**

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3. No liability is accepted for any failure of a termite management system and this firm warrants only to provide such remedial action as may be necessary during the first 12 months from the date of this Certificate. No such warranty is provided if there are limitations listed on this Certificate or if the system is an incomplete barrier or treated zone or if the builder has not arranged for the termite eradication in clause 1 above.

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**5. No responsibility is accepted, or warranty implied, for any termite damage that may occur as the result of termite activity, either past, current or in the future.**

6. The termite management system(s) can be rendered ineffective due to building alterations, renovations, additions (pergolas, awnings, verandas etc), introducing infested materials, timber offcuts, wood chips and formwork left on site, materials stored against the building. External barriers and/or treated zones can be destroyed by the installation of lawns, gardens, pathways, landscaping etc adjacent to the building. When making such changes you should first contact this firm. Where such changes are made a further termite barrier installation and/or treated zone is essential.

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10. This firm takes NO RESPONSIBILITY for the concealed entry by termites resulting from poor building design or poor building practices.

**11. It is the building owner's responsibility to ensure that the inspections, recommended in AS 3660.2-2000, are performed.** Please contact this firm.

#### **VERY IMPORTANT**

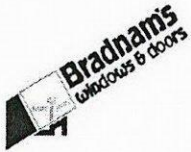
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The Australian Standard recommends that inspections be carried out by a suitably qualified person, at intervals no greater than 12 months and where timber pest "pressure" is greater, this interval should be shortened. Inspections WILL NOT stop infestation of timber pests; however, the damage which may be caused will be reduced when the infestation is found at an early stage. Termites can build around termite management systems; but can be detected during the recommended inspections.

Modern termiticides have a limited life expectancy. The liquid termiticide barrier and/or treated zones will need to be re-installed. The timing can only be determined by regular, competent inspections as recommended by AS 3660.2-2000 and carried out by a qualified experienced termite inspector competent in Unit 8 "Inspect and Report on Timber Pests" of the National Pest Management Competency Standards or equivalent.

**IMPORTANT INFORMATION:** Termite management systems installed during construction of the building are designed to discourage termites from gaining concealed entry to the property. Termite management systems may be bridged by termites, however the evidence of the termite entry will normally be evident to the inspector. A treatment in accordance with AS 3660.2-2000 to eradicate such an infestation will be required.



**BRADNAMS WINDOWS AND DOORS PTY LTD**

ABN 78 010 409 819



KINGS PARK

Quote: **660024**Account: **186021**Rep: **GARRY ALCORN (T44 0418723950)**Order: **230107/295**Invoice Date: **25/08/2015**

Area Code:

AMDE CONSTRUCTIONS PTY LTD  
UNIT 2, 28-30 ORCHARD ROAD  
BROOKVALE NSW 2100BRADNAMS WINDOWS & DOORS PTY LTD  
4 HARVEY ROAD  
KINGS PARK NSW 2148  
PH: 02 8808 8100  
FAX: 02 8808 8111

PH: 02 9939 3339

PH: 02 9938 4442

|                                                                         |                                      |                                  |
|-------------------------------------------------------------------------|--------------------------------------|----------------------------------|
| Aluminium Finish: <b>PEARL WHITE GLOSS</b>                              | Reveals: <b>100mm FINGER JOINT P</b> | Category: <b>P700/W150</b>       |
| Type Of Glass: <b>CLEAR FLOAT</b>                                       | Flashing: <b>POLYCOURSE 4 SIDED</b>  | Screens: <b>None</b>             |
| Job Address: <b>AVALON PARADE 136</b><br><b>AVALON BEACH, 2107, NSW</b> | <b>KPA82876</b>                      | Delivery Date: <b>20/09/2015</b> |
| Map Ref: <b>98 P15</b>                                                  |                                      |                                  |

Entry Date: 24/04/2015 Conversion Date: 30/04/2015 Conversion Time: 9:34:47

**BRADNAMS WINDOWS AND DOORS PTY LTD**

*warrant that the Windows & Doors supplied by  
Bradnam's Windows and Doors Pty Ltd to the job address*

**AVALON PARADE 136  
AVALON BEACH, 2107, NSW**

*have been manufactured and glazed to comply with the Australian Standards*

**AS 1228 - 2006, Glass in Buildings  
&**

**AS 2047 - 1999, Windows in Buildings**

*at the wind loads specified on this certificate.*

**Building Classification: Housing (N2/W33N)**

**Serviceability: 700 Pascals**

**Ultimate Stress: 1000 Pascals**

**Water Penetration: 150 Pascals**

Signed By: S. King 1.9.15

An Authorized Officer representing BRADNAMS WINDOWS AND DOORS PTY LTD



Company: **Horizon Glass Fencing**

Job Reference: **136 Avalon Pde, Avalon Beach**

Materials Supplied: **Duplex 2205 Spigot , 12mm Clear Toughened Glass**

*The above referenced glass and hardware has been supplied by our company in compliance with AS 1170.1-2002, AS 2208*

**SILVER STONE HARDWARE PTY LTD**

*Martin Lee*

**MANAGING DIRECTOR**



## INSPECTION CERTIFICATE - STRUCTURAL

**Our Job ref** 34667

**Project Address :** No. 136 Avalon Parade, Avalon Beach. NSW  
**Project Description :** Single Dwelling Development

| Items Inspected | Components Approved | Date of Inspection |
|-----------------|---------------------|--------------------|
| Piers           | Foundation          | 8/5/15             |
| Slab            | Reinforcement       | 18/5/15            |

**Document ref :** 34667

**Prepared by :** Structerre Consulting Engineers

This certificate shall not be construed as relieving any other party of their responsibilities, liabilities or contractual obligations and shall be read in conjunction with site instructions issued by this office.

During the course of construction, structural inspections in accordance with accepted engineering practice and principles were carried out. At the times of the inspections the work generally conformed with the intent of the design as conveyed by the structural engineering drawings.

We hereby certify that, provided due attention is given to all items listed on our site instruction forms, the components inspected and as listed are structurally satisfactory.

Building Practitioner : Robert John Colombo

Category Class : C7- Accredited Certifier-Structural Engineer  
Compliance

Postal Address : Structerre Consulting Engineers  
Unit 1 Second Floor  
42 Birnie Ave  
Lidcombe NSW 2141



Signature

Date:- 19 May 15

Registration Number : BPB0525



## INSPECTION CERTIFICATE - STRUCTURAL

**Our Job ref** 34667

**Project Address :** No. 136 Avalon Parade, Avalon Beach. NSW

**Project Description :** Single Dwelling Development

| Items Inspected  | Components Approved | Date of Inspection |
|------------------|---------------------|--------------------|
| Structural Steel | Structural Steel    | 3/9/15             |

**Document ref :** 34667

**Prepared by :** Structerre Consulting Engineers

This certificate shall not be construed as relieving any other party of their responsibilities, liabilities or contractual obligations and shall be read in conjunction with site instructions issued by this office.

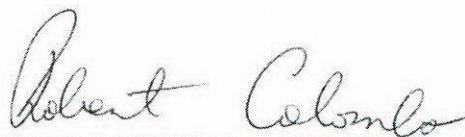
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We hereby certify that, provided due attention is given to all items listed on our site instruction forms, the components inspected and as listed are structurally satisfactory.

**Building Practitioner :** Robert John Colombo

**Category Class :** C7- Accredited Certifier-Structural Engineer  
Compliance

**Postal Address :** Structerre Consulting Engineers  
Unit 1 Second Floor  
42 Birnie Ave  
Lidcombe NSW 2141



Signature

**Date:-** 8 Sep 15

**Registration Number :** BPB0525





### INSTALLATION CERTIFICATION

Pursuant to the provisions of Part 4A of the Environmental Planning and assessment regulation 1994.

I, ROB FINCH of BULLETPROOG PLUMBING PTY LTD

Hereby certify: 136 Avalon Parade, Avalon 2107.

That the **Stormwater Drainage** installed in the building project complies with:

- a) Part 3.1.2 Drainage, BCA housing provisions
- b) The architectural/services/structural plans and specifications approved by the accredited certifier and released for construction.
- c) The relevant Australian standards in the BCA
- d) AS/NZS 3500.3.2 Stormwater drainage and or AS/NZS 3500.5 domestic installations.

Full name of Certifier : ROB FINCH

Qualifications and experience: PLUMBER, DRAINER, GASFITTER, ROOF PLUMBER & LPG GASFITTER. LIC No 240046c

A handwritten signature in black ink, appearing to read 'Rob Finch'.

Rob Finch  
Director

24.3.16

Date:





|                   |              |              |               |              |        |
|-------------------|--------------|--------------|---------------|--------------|--------|
| Fair Trading Home | Applications | Registration | Documentation | User Details | Logout |
|-------------------|--------------|--------------|---------------|--------------|--------|

## Notice of Work – Submit Certificate of Compliance

Upload Document

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| Related Inspection Audit Number                                                                                                                                         |                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Original Inspection Reference Number:                                                                                                                                   | PA201506544                                                                                                                                         |
| OR                                                                                                                                                                      |                                                                                                                                                     |
| MyInspection Audit Inspection Fee Reference Number:                                                                                                                     | PA201506544                                                                                                                                         |
| OR                                                                                                                                                                      |                                                                                                                                                     |
| MyInspection Notice of Work Reference Number:                                                                                                                           | PA201506544                                                                                                                                         |
| Licensees Details                                                                                                                                                       |                                                                                                                                                     |
| Given Name(s):                                                                                                                                                          | Robert                                                                                                                                              |
| Surname:                                                                                                                                                                | Finch                                                                                                                                               |
| Unit Number:                                                                                                                                                            |                                                                                                                                                     |
| Street Number:                                                                                                                                                          | 19                                                                                                                                                  |
| Street Name:                                                                                                                                                            | Windsor                                                                                                                                             |
| Street Type:                                                                                                                                                            | Parade                                                                                                                                              |
| Suburb:                                                                                                                                                                 | NORTH NARRABEEN                                                                                                                                     |
| State:                                                                                                                                                                  | NSW                                                                                                                                                 |
| Postcode:                                                                                                                                                               | 2101                                                                                                                                                |
| Contact Number:                                                                                                                                                         | 0421317681                                                                                                                                          |
| Contact Email Address:                                                                                                                                                  | rob@bulletproofplumbing.com.au                                                                                                                      |
| Licence - Number:                                                                                                                                                       | 62692s                                                                                                                                              |
| Licence Expiry Date:                                                                                                                                                    | 7/09/2017                                                                                                                                           |
| Property Details                                                                                                                                                        |                                                                                                                                                     |
| Lot Number:                                                                                                                                                             | D                                                                                                                                                   |
| Deposited Plan Number/ Proposed Deposited Plan Number:                                                                                                                  | 388389                                                                                                                                              |
| Master Strata Plan Number:                                                                                                                                              |                                                                                                                                                     |
| Unit Number:                                                                                                                                                            |                                                                                                                                                     |
| Street Number:                                                                                                                                                          | 136                                                                                                                                                 |
| Street Name:                                                                                                                                                            | Avalon                                                                                                                                              |
| Street Type:                                                                                                                                                            | Parade                                                                                                                                              |
| Suburb:                                                                                                                                                                 | AVALON BEACH                                                                                                                                        |
| State:                                                                                                                                                                  | NSW                                                                                                                                                 |
| Postcode:                                                                                                                                                               | 2107                                                                                                                                                |
| Proposed Property Location                                                                                                                                              |                                                                                                                                                     |
| Proposed Property Location:                                                                                                                                             |                                                                                                                                                     |
| Work Undertaken                                                                                                                                                         |                                                                                                                                                     |
| Work Details:                                                                                                                                                           | Plumbing and/or Drainage - Non Recycled Water                                                                                                       |
| Type of Work:                                                                                                                                                           | <input type="radio"/> Plumbing <input type="radio"/> Drainage <input checked="" type="radio"/> Plumbing & Drainage <input type="radio"/> Irrigation |
| Description of Building:                                                                                                                                                | Residential Single Dwelling - Standard Construction                                                                                                 |
| Recycled Water Area?                                                                                                                                                    | <input type="radio"/> Yes <input checked="" type="radio"/> No                                                                                       |
| Where required by section 11 of the Plumbing and Drainage Act 2011, I have given written notice of any identified pre-existing defective plumbing and/or drainage work. |                                                                                                                                                     |
| <input type="radio"/> Yes <input checked="" type="radio"/> N/A                                                                                                          |                                                                                                                                                     |
| Date Completed:                                                                                                                                                         | 22/03/2016                                                                                                                                          |
| Owner's Email Address:                                                                                                                                                  | rob@bulletproofplumbing.com.au                                                                                                                      |

Information

Can be obtained from stamped plans or property notice.

Submit Application



## Installation Certificate

Address: 136 AVALON PARADE AVALON

Development: Construction of a new swimming pool and deck

I hereby certify that: BACKWASH CONNECTION TO SEWER

The works have been inspected during construction and have been completed in accordance with the design, specifications and the nominated Standards of Performance.

| Measure and/or system                                                                   | Standards of Performance              |
|-----------------------------------------------------------------------------------------|---------------------------------------|
| Swimming pool overflow connection to sewer and swimming pool / spa recirculation system | BCA 2014 Part 3.9.3 and AS1926.3-2010 |

I am a properly qualified person and have a good working knowledge of the relevant codes and standards referenced above. (My qualifications and accreditations are listed below)

Relevant qualifications and accreditations:

CERTIFICATE IV IN SWIMMING POOL & SPA BUILDING  
BUILDING LICENCE 271921C

The information contained in this statement is true and accurate to the best of my knowledge.

Name of Certifier: GRAEME STARK

Company: OUTSIDE SIGNATURES PTY LTD

Address: PO BOX 49 WEST RIDE 1685

Phone No. 0420 744 621 Fax No. \_\_\_\_\_

Graeme Stark  
Signature

10/4/16  
Date

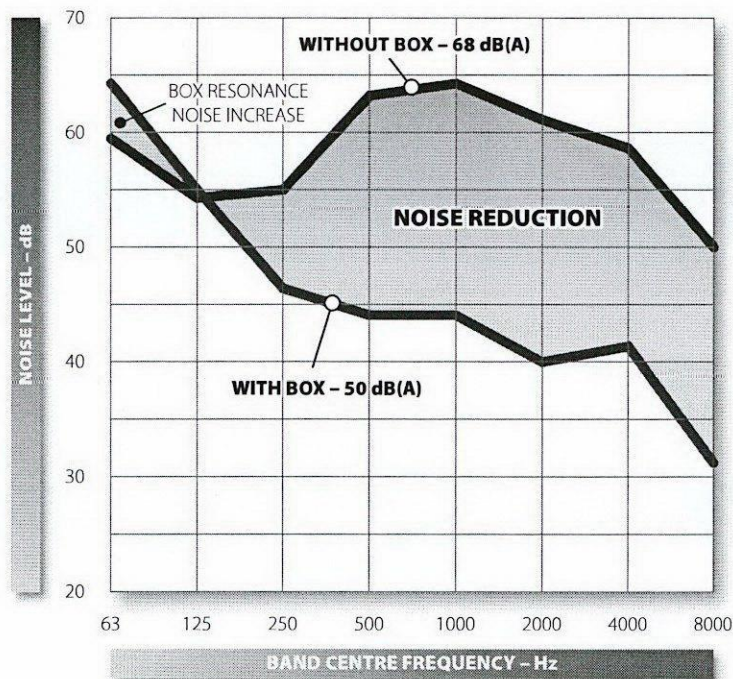


# Quiet



The Filter Box Company has been quietening pool filtration equipment for 25 years. Neatly.

The following Acoustic Engineers Report shows a noise level reduction of **18 dB(A)\*** measured just one metre from the box.



#### REPORT No. 1366 - 3

\* Result achieved using a standard Filter Box enclosure.  
Tested by Day Design Pty Ltd



## 1.0 ENGINEERING BRIEF

Day Design Pty Ltd was commissioned by The Filter Box Company to measure the noise reduction of their standard ventilated filter pump enclosure.

## 2.0 DESCRIPTION OF TEST SITE AND TEST METHOD

A typical swimming pool filter pump was located on a concrete slab foundation between a pool wall and a brush fence, as shown on our Drawing A4-1366-1. The enclosure was located over the filter pump on closed cell foam strips to seal any possible gaps at the bottom.

In the absence of any specific standards for enclosure noise reduction measurements, AS 1217.7-1985 "Acoustic - Determination of Sound Power Levels of Noise Sources, Part 7 - Survey Method" was adopted. The Noise Reduction is the difference between the sound power level for the pool filter pump with and without the enclosure. However, the measurements were taken with the microphone located at the same positions which means that the noise reduction is equal to the difference between the mean sound pressure levels measured with and without the enclosure.

The location of measuring positions are shown in Drawing A4-1366-1.

The Filter Box was of standard construction installed in a standard manner around a typical swimming pool filter pump set. The box was of corrosion resistant galvanised sheet steel construction, lined with flame-retardant sound absorbing material. Natural ventilation openings that will allow air to pass through the enclosure and cool the motor were acoustically treated to minimise the emission of noise. The base of the metal enclosure was sealed to the filter pump base using a foam strip to minimise noise emission.

The detailed construction of the Filter Box is provided in the attached Confidential Appendix "A". Copies of this report may be distributed without the Confidential Appendix "A".

## 3.0 NOISE SURVEY INSTRUMENTATION

All noise measurements were made with Bruel & Kjaer instrumentation as follows:

| Description                             | Model No. | Serial No. |
|-----------------------------------------|-----------|------------|
| Precision Integrating Sound Level Meter | 2230      | 1 033 370  |
| Condenser Microphone                    | 4155      | 1 040 310  |
| Band Pass Filter                        | 1625      | 1 032 884  |
| Calibrator                              | 4230      | 1 058 704  |

The instrumentation system was laboratory calibrated and certified by Bruel & Kjaer (Aust.) Pty Ltd to conform to N.A.T.A. specifications within the last year. Field calibrations were also carried out before and after each set of measurements and instrument drift was found to be less than 0.2 dB and therefore acceptable.

## 4.0 MEASURED NOISE REDUCTION LEVELS

Sound pressure level readings were taken at each of five positions around the filter pump, with and without the enclosure. Where levels were within 5 to 10 dB(A) of the background noise level corrections were made and the noise reductions were calculated as scheduled below in Table 1.

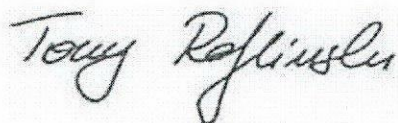
TABLE 1

| Position | Noise Reduction - dB |    |     |     |     |    |    |    |    |
|----------|----------------------|----|-----|-----|-----|----|----|----|----|
|          | dB(A)                | 63 | 125 | 250 | 500 | 1k | 2k | 4k | 8k |
| 1        | 17                   | -6 | -2  | 7   | 19  | 20 | 22 | 14 | 20 |
| 2        | 18                   | -7 | -1  | 8   | 17  | 22 | 22 | 16 | 16 |
| 3        | 18                   | -9 | 0   | 8   | 20  | 21 | 21 | 17 | 21 |
| 4        | 19                   | -6 | 0   | 9   | 19  | 20 | 23 | 17 | 21 |
| 5        | 20                   | -6 | -2  | 6   | 17  | 22 | 24 | 19 | 17 |
| Mean     | 18                   | -6 | -1  | 8   | 19  | 20 | 22 | 16 | 18 |

## 5.0 CERTIFIED NOISE REDUCTION

We hereby certify that the mean measured noise reduction of the pool filter pump enclosure fitted around a typical swimming pool filter pump according to the manufacturer's instructions was 18 dB(A).

REPORT BY:



W. Tony Reflinski, B.E. (Nav. Arch.), MIE Aust.  
Consulting Acoustical Engineer  
DATE ISSUED: 16 March, 1988



## 6.0 MEASURED NOISE LEVELS

The logarithmic mean of the sound pressure levels measured at positions 1 to 5 around the swimming pool filter pump were:

Without enclosure: 68 dB(A)

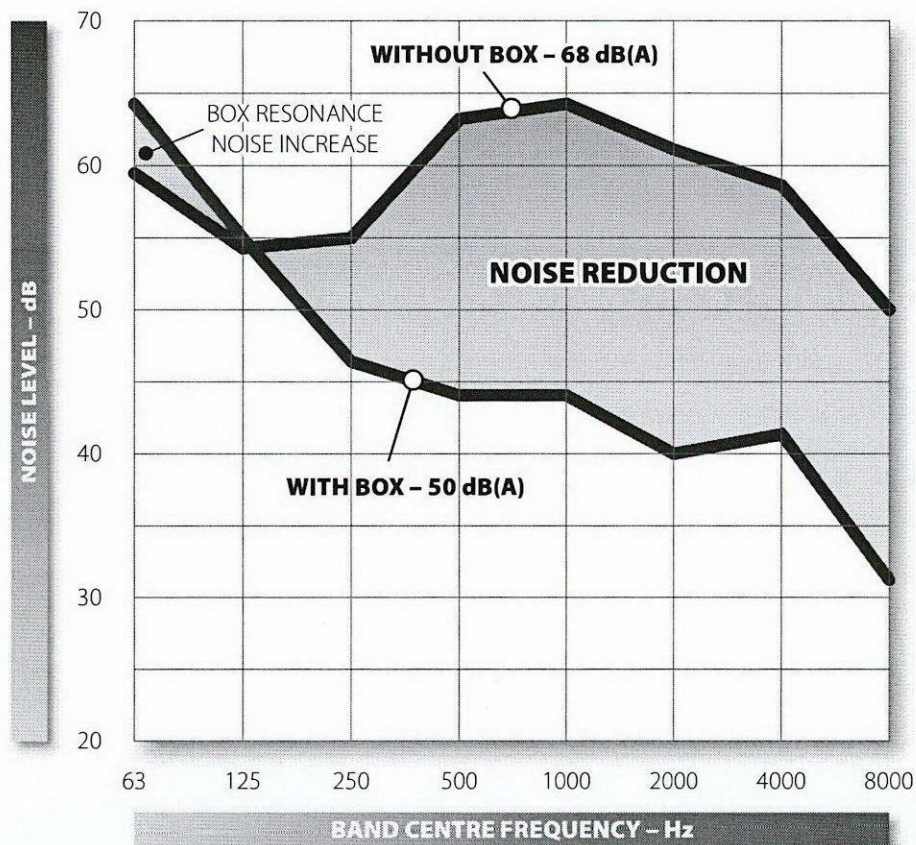
With enclosure: 50 dB(A)

**Noise reduction: 18 dB(A)**

## 7.0 LOW FREQUENCY NOISE INCREASE

The Noise Reduction in octave bands given in Table 1, Section 4.0 of this report shows a -6 and -1 dB reduction at 63 and 125 Hz respectively. This means that the noise is actually increased at these frequencies due to low frequency resonance of the side panels. This phenomena is illustrated in Figure 1 below.

**FIGURE 1**



It is apparent from Figure 1 that the unsilenced swimming pool filter/pump is of predominantly high frequency (500 to 4000 Hz) spectral distribution, and that the Filter Box acoustic enclosure is designed to selectively attenuate this type of noise. The small amount of resonant noise generation at the low frequencies does not significantly affect the dB(A) noise reduction, and is subjectively of no importance.

ADDENDUM TO REPORT BY:

Athol Day, MSc (Acoustics), MIE Aust. MAAS  
Consulting Acoustical Engineer  
DATE ISSUED: 8 April, 1988

**DAY DESIGN PTY LTD**

CONSULTING ACOUSTICAL AND MECHANICAL ENGINEERS

**AAAC MEMBERSHIP** Day Design Pty Ltd is a member company of the Association of Australian Acoustical Consultants and the work herein reported has been performed in accordance with the terms of membership.





REGISTERED SURVEYORS AND  
LAND DEVELOPMENT CONSULTANTS

UNIT 1 LEVEL 2, 42 BIRNIE AVE LIDCOMBE 2141  
PHONE (02) 9646 5811 FAX (02) 9646 2311

**Your Ref:** Mcleod

**Our Ref:** 427A29/302695

### **SURVEY REPORT**

**Client:** GJ Gardner Homes Sydney North

**Site:** No 136 Avalon Parade, Avalon Beach

**Purpose:** Pegout Survey

7 April, 2015

*THIS SURVEY has been made in accordance with the Surveyors (Practice) Regulations for the purpose as stated above and should not be used for any other purpose. The information is based upon the Certificate of Title as on 20 March, 2015.*

**DESCRIPTION:** FOLIO IDENTIFIER D/388389, LOT D DP 388389  
PARISH OF NARRABEEN AND COUNTY OF CUMBERLAND

GJ Gardner Homes Sydney North  
2/28-30 Orchard Rd  
Brookvale 2100

As instructed by you we have surveyed the above described land.

The land is situated in the Local Government Area of Pittwater.

The subject land is affected by:  
Covenant in Transfer No B675006.

Survey marks painted blue have been placed on the prolongations of the walls of the proposed clad residence in the manner and position as shown on the plan attached.

### **IN MY OPINION**

The clearance of the proposed walls from the boundaries is shown on the plan attached.

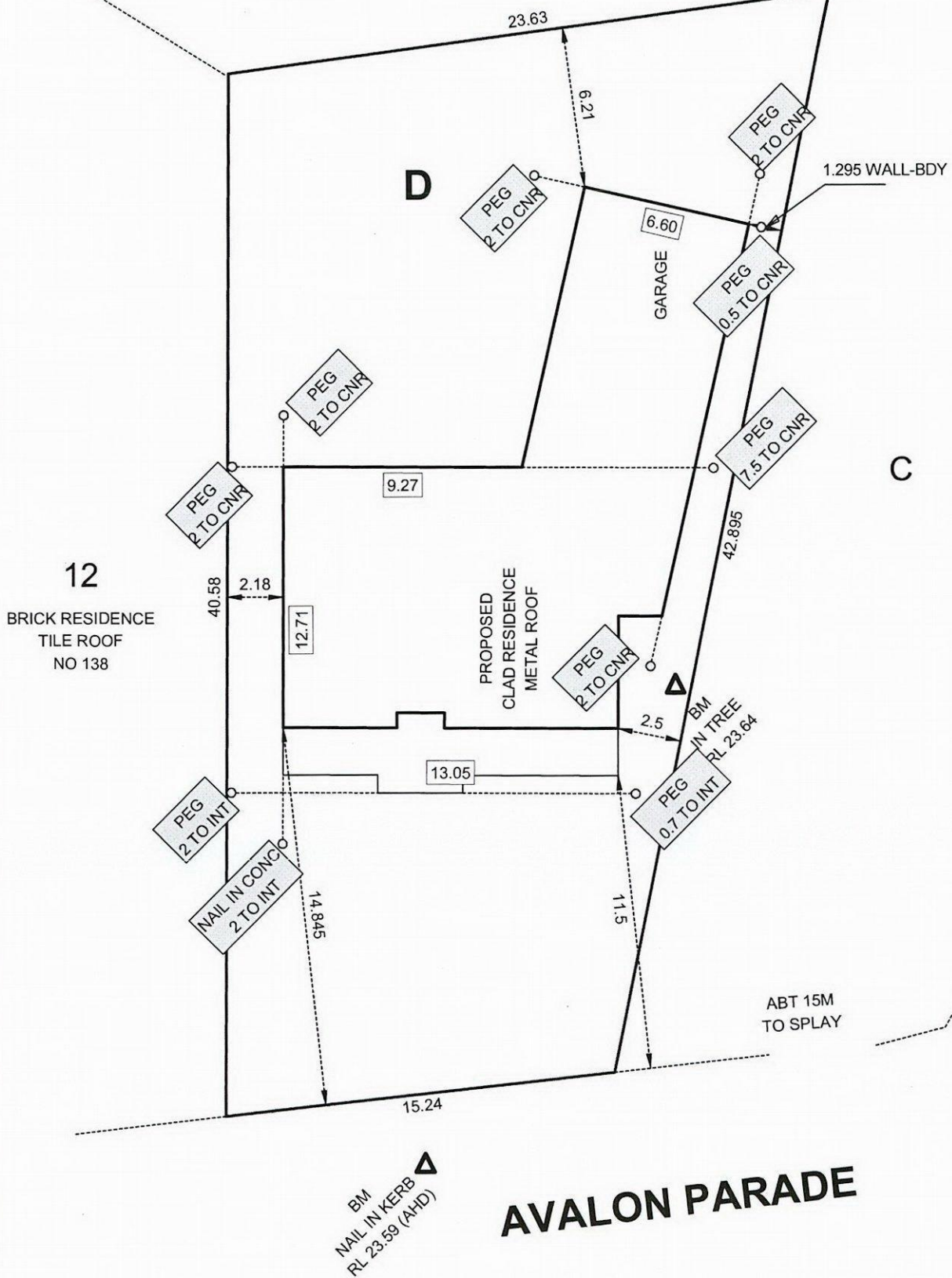
Yours faithfully,

A handwritten signature in black ink, appearing to read "Kevin J. Mcleod", is written over a horizontal line.

Registered under Surveying and Spatial Information Act, 2002



# KATANDRA CLOSE



# AVALON PARADE





REGISTERED SURVEYORS AND  
LAND DEVELOPMENT CONSULTANTS

UNIT 1 LEVEL 2, 42 BIRNIE AVE LIDCOMBE 2141  
PHONE (02) 9646 5811 FAX (02) 9646 2311

**Your Ref:** Mcleod

**Our Ref:** 427A29/305983

### **SURVEY REPORT**

**Client:** G.J. Gardner Homes Sydney North

**Site:** No 136 Avalon Parade, Avalon Beach

**Purpose:** Final Identification Survey

4 April, 2016

*THIS SURVEY has been made in accordance with the Surveyors (Practice) Regulations for the purpose as stated above and should not be used for any other purpose. The information is based upon the Certificate of Title as on 20 March, 2015.*

**DESCRIPTION:** FOLIO IDENTIFIER D/388389, LOT D DP 388389  
PARISH OF NARRABEEN AND COUNTY OF CUMBERLAND

G.J. Gardner Homes Sydney North  
2/28-30 Orchard Rd  
Brookvale 2100

As instructed by you we have surveyed the above described land.

The land is situated in the Local Government Area of Pittwater.

The subject land is affected by:  
Covenant in Transfer No B675006.

The position of the subject improvements in relation to the boundaries is shown on the plan attached.

### **IN MY OPINION**

The clearance of the walls and roof overhang from the boundaries is shown on the plan attached.

Yours faithfully,

A handwritten signature in black ink, appearing to be "Simon J. Mcleod", written over a horizontal line.

Registered under Surveying and Spatial Information Act, 2002





KATANDRA CLOSE

12  
BRICK RESIDENCE  
TILE ROOF  
NO 138

40.58

2.14

2.18

EAVE AND GUTTER 0.61 WIDE

14.79

15.24

D

CLAD RESIDENCE  
METAL ROOF  
FFL 21.42  
RIDGE RL 28.76

ENTRY  
FFL 22.69

23.63

6.19

GARAGE  
FFL 21.27

EAVE AND GUTTER 0.63 WIDE

42.895

1.24 WALL-BDY

C

RENDERED RESIDENCE  
(UNDER CONSTR'N)

BM 631  
IN TREE  
RL 23.64

11.51

ABT 15M  
TO SPLAY

BM 779  
NAIL IN KERB  
RL 23.59 (AHD)

AVALON PARADE

**STRUCterre**  
surveying  
1/42 Birnie Ave, Lidcombe NSW 2141  
Tel: (02) 9646 5811

Site: **136 Avalon Parade**  
**Avalon Beach**  
**Lot D DP 388389**

**FINAL IDENT**

For: **G.J. Gardner Homes Sydney North**  
Ref: **McLeod**

Date: **04/04/16 11:48**  
Bar Ref: **427/29/305983**





## NBS FRAME & TRUSS

ABN: 81 000 332 105

238 Newling Rd., Dural  
( PO Box 147, Round Con

MiTek Australia Ltd - MiTek20/20 v4.82 p12 (Build 2330) BCA 2015

Ph: (02) 9651 2200  
Fax: (02) 9651 3533  
email: rob.nbs@bigpond.c

### PRE-NAIL CERTIFICATE

Date - 15 Mar 2016 09:07:54

Client - GJ Gardner Homes - , ,

Job Reference - J2050

Site - - 136 Avalon Parade, Avalon

#### GENERAL DEFAULTS

Design Wind Speed = m/s

Roof Material :

Timber Description : Treated

Truss Spacing : mm

Ceiling Material :

The wall frames for this project, including fixed bracing if and where present, have been based on the Australian Standard AS1684.

Installation of wall frames is to comply with good building practice as required by the Building Code of Australia and AS1684 series "Residential Timber Framed Construction".

### NBS FRAME & TRUSS

confirms that the wall frames for this project are manufactured and designed in accordance with all relevant Australian Standards. Certification given is inclusive for Studs, Lintels, Plates and Beams supplied loose as shown on the attached layout.

Signed: M Ryan  
Name: M. RYAN  
Position: MANAGER





## NBS FRAME & TRUSS

ABN: 81 009 332 103

238 Newline Rd , Dural  
(PO Box 147 , Round Corner , NSW

MiTek Australia Ltd - MiTek20/20 v4.82 p12 (Build 2336) BCA 2015

Ph: (02) 9651 2200  
Fax: (02) 9651 3533  
email: rob.nbs@bigpond.com

### \*\*\* CERTIFICATION FOR ROOF TRUSSES \*\*\*

Date - 14 Mar 2016 14:47:35

Client - GJ Gardner Homes - , ,

Job Reference - J2050

Site - - 136 Avalon Parade, Avalon

#### GENERAL DEFAULTS

Design Wind Speed = 40.0m/s , N2 Wind Classification

Roof Material : Steel Deck (900 crs)

Ceiling Material : 13mm Plaster/direct to BC

Top Chord Restraints : 900 mm

Bottom Chord Restraints : 600 mm

Truss Spacing : 600 mm

External Pressure Coefficient: -0.90

Internal Pressure Coefficient: 0.20

Timber Description : Treated

Pitch: 22.50 degrees

Overhang: 450 mm

Application: Housing

Note: Design data for individual trusses may vary.

The trusses in this project have been designed using MiTek 20/20, a software suite developed by MiTek Australia Ltd. in accordance with the ABCB Protocol For Structural Software incorporating engineering procedures that comply with relevant requirements in BCA 2015 including AS/NZS 1170.0:2002, AS/NZS 1170.1:2002, AS/NZS 1170.2:2011, AS/NZS 1170.3:2003, AS 1720.1:2010 & AS 4055:2012 among its list of documents.

These trusses should be erected, fixed, and braced in accordance with Australian Standard AS4440, specifications published by MiTek Australia Ltd., and any other requirements supplied by the truss manufacturer.

### NBS FRAME & TRUSS

certifies that these trusses are manufactured under licence to and in accordance with specifications published by MiTek Australia Ltd.

Signed : 

Name : V. M.

Position : DETAILED



**G.J. Gardner Homes  
Sydney North**

T 02 9939 3339 F 02 9938 4442

gjgardner.com.au

Unit 2, 28 -30 Orchard Road

Brookvale NSW 2100

AMDE Construction Pty Limited  
trading as G.J. Gardner Homes Sydney North  
Builders Licence 224579C

8<sup>th</sup> April 2016

Paul Pearce  
Residential Certifying Specialists  
PO BOX 547  
WEST RYDE NSW 1685

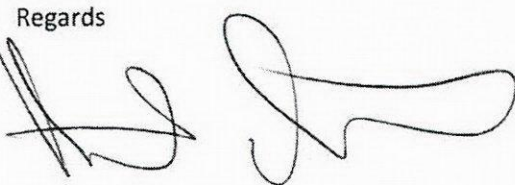
Dear Paul,

**RE: 136 Avalon Parade, Avalon Beach 2107**

This is to certify that the building works at 136 Avalon Parade, Avalon Beach 2107 have been carried out in compliance with the AS 1684 however the following works is not in our scope of works

1. Provide certificate from installer of pool backwash connected to sewer
2. Provide Landscaping completion certificate
3. Provide Acoustic engineer report to certify noise level associated with pool filter does not exceed 5Db(a) (DA Cond E4)
4. Provide civil engineer certificate to certify that the on-site detention has been completed in accordance with the plans (DA Con E.6)
5. Provide civil engineer certificate of completed drainage/stormwater (DA Cond E7)
6. Provide engineer certificate confirming of works in the public road reserve comply with council requirements (DA Con E8)
7. Provide written approval from council of public infrastructure restorations have been completed (DA Cond E9)

Regards



Horst Lueckl

Managing Director





## Bradford Home Insulation LIFETIME WARRANTY\*

This is to certify that Bradford™ Insulation product has been installed at:

Address LOT D 136 AVALON PARADE, AVALON

("the Premises")

Date of Installation: Ceiling/Roof 24/11/2015

Walls 24/11/2015

Floor

| Product Installed:                    | Material R-Value |      |       |
|---------------------------------------|------------------|------|-------|
|                                       | Ceiling/Roof     | Wall | Floor |
| Bradford Gold Insulation              | R4.1             | R2.0 |       |
| Bradford Gold HP Insulation           |                  |      |       |
| Bradford SoundScreen™                 |                  |      |       |
| Bradford Optimo™ Sub-Floor Insulation |                  |      |       |
| Bradford EnviroSeal™** [Yes/No]       |                  |      |       |

CSR Building Products Limited ACN 008631356 ("Bradford") warrants that Bradford™ Gold, Bradford™ Gold HP, Bradford SoundScreen™ and Bradford Optimo™ Sub-Floor Insulation installed at the Premises will meet the following standards for the life of your home\* provided they are not disturbed after installation:

1. Achieve optimum fire resistance performance of four zeros when tested in accordance with Australian Standard 1530 part 3 of 1999
2. Be electrically non-conductive, allergy free, will not pack down, rot, support mould or deteriorate.
3. Achieve the stated thermal resistances (R-Values) in accordance with AS/NZS4859.1.

\*\*Bradford EnviroSeal™ is warranted by Bradford for 10 years from the date of installation.

Other than as set out above, the Lifetime Warranty is in substitution for and to the exclusion of all other rights and remedies (if any) including liability for personal injury, property damage, loss of profits, savings or opportunity or special or consequential loss, however caused or arising.

Certain legislation, including the Trade Practices Act 1974 (Cth), may imply warranties or conditions or impose obligations upon Bradford that cannot be excluded, restricted or modified or cannot be excluded, restricted or modified except to a limited extent. This warranty must be read subject to those statutory provisions.

**Ray Thompson**  
Group Marketing Manager  
Bradford Insulation Group  
CSR Building Products Limited  
ABN 55 008 631 356

If these statutory provisions apply, to the extent to which Bradford is able to do so, its liability under those provisions will be limited, at its option, to:

- (a) the replacement of the goods, resupply of the services, or supply of equivalent goods or services;
- (b) the payment of the cost of replacing the goods or supplying the services again, or acquiring equivalent good or services;
- (c) the repair of the goods; or
- (d) the payment of the cost of having the goods repaired.

#### HEALTH and SAFETY INFORMATION

Information on health risks and safe handling of our products is displayed on the packaging and/ or the documentation accompanying them. Additional information is listed in product Material Safety Data Sheets available from your regional Bradford Insulation office or on our website [www.bradfordinsulation.com.au](http://www.bradfordinsulation.com.au).

\*The life of the home is taken by Bradford to be 70 years from the date of product installation, for the purpose of this warranty



**G.J. Gardner Homes  
Sydney North**

T 02 9939 3339 F 02 9938 4442

gjgardner.com.au

Unit 2, 28 -30 Orchard Road

Brookvale NSW 2100

AMDE Construction Pty Limited  
trading as G.J. Gardner Homes Sydney North  
Builders Licence 224579C

24<sup>th</sup> March, 2016

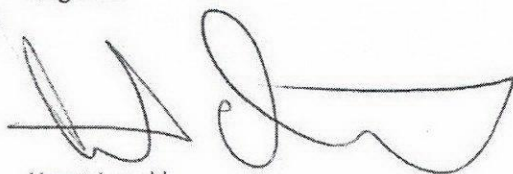
Craig Formosa  
Form Building Certifiers  
PO Box 1824  
DEE WHY NSW 2099

Dear Craig,

**RE: 136 Avalon Parade, Avalon Beach 2107**

This is to certify that the building works at 136 Avalon Parade, Avalon Beach 2107  
have been carried out in compliance with the BASIX Certificate 571044S – 27<sup>th</sup> August, 2014.

Regards

A handwritten signature in black ink, appearing to be 'H. Lueckl', written over a horizontal line.

Horst Lueckl

Managing Director



# RESIDENTIAL CERTIFYING SPECIALISTS BUILDING INSPECTION REPORT SHEET

SUBJECT PROPERTY: 136 AVALON PARADE, AVALON BEACH

TYPE OF INSPECTION: POOL FENCING

DATE: 12/04/16

INSPECTED BY:...PAUL PEARCE

CONTACT NO 98076823

C/C NO: 054 / 15...

D/A NO: NO317 / 14

## THIS IS TO ADVISE THAT THE INSPECTION WAS:

- ☐ Satisfactory. ☐ Satisfactory, subject to the following work being carried out:
- ☐ Defective for the following reasons:
- ☐ Defective, as the previously required work was not re-inspected/certified.

Work Required:

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Provide certificates for the following:

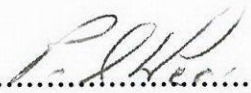
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## YOU ARE ADVISED THAT A RE-INSPECTION IS:

- ☐ REQUIRED. ☐ NOT REQUIRED. ☐ NOT REQUIRED, IF CERTIFIED AS BEING COMPLETED.

**IMPORTANT INFORMATION:** Please note this certificate states that on the day inspected that pool fencing complied with the current standard AS 1926. There is no guarantee that in future inspections this certificate can be relied upon as the standard changes and future landscaping or tree/landscaping growth could result in non compliance.

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All correspondence to:

PO Box 547, West Ryde NSW 1685. PH: 9807 6823 FAX: 9807 6791 EMAIL: pwpearce@tpg.com.au